



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

### **Introduction**

Although both parties applied for dispute resolution under the *Residential Tenancy Act* (the Act), the Landlord's monetary application was joined in error and as a result, will be heard based on its own hearing. A decision regarding that file number will be issued apart from this decision.

This application relates to a Tenants' application for 12 times the monthly rent for the following:

I want compensation because my tenancy ended as a result of a Two Month Notice to End Tenancy, and the landlord has not complied with the Act or used the rental unit/site for the stated purpose.

Those listed on the cover page of this decision attended the hearing and were affirmed. Words utilizing the singular shall also include the plural and vice versa where the context requires.

### **Preliminary Matters**

At the outset of the hearing, the parties were advised that I find the Tenant made this application prematurely. The effective vacancy date listed on the Two Month Notice was December 1, 2023, and the Tenant failed to wait 6 months before filing their claim for compensation, and instead filed prematurely on February 28, 2024.

Given the above, I dismiss the Tenants' application with leave to reapply but decline to grant the filing fee due to the premature application.

### **Conclusion**

The Tenant's application is premature.

The Tenant is granted leave to reapply.

I decline to grant the filing fee.

This decision will be emailed to both parties.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 10, 2024

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Residential Tenancy Branch